



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**119 KIRKSIDE, ALNESS,  
ROSS-SHIRE, IV17 0RL**

This end terraced property is within a 10-15 minute walk to the Town Centre which has a variety of shops including a Co-op supermarket, hardware stores, optician, dentists and other amenities including library, Primary and Secondary Schools, Churches, Golf Course and Leisure Centre.

The accommodation consists of hall, lounge/diner, kitchen, shower room and three bedrooms.

The property has front and rear gardens and there is an off street parking space in the front garden. The property benefits from gas central heating.

Alness provides easy access to the A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. The Highland Capital, Inverness, is approx. 21 miles to the South where all major transport links can be found.

EPC—Band C (69). Council tax band—A.

*Offers over £120,000*

- **End terraced property**
- **Kitchen**
- **Lounge/diner**
- **Three bedrooms**
- **Shower room**
- **Gas central heating**
- **Double glazing**
- **Front & rear gardens**
- **Off street parking space to the front**



Hannah Homes  
16a High Street  
Alness  
Ross-shire  
IV17 0PS

Tel: 01349 884411  
Email:  
mail@hannah-homes.co.uk



## **119 KIRKSIDE, ALNESS**

### **HALL**

UPVC front door. Laminate flooring. Radiator.

### **KITCHEN**

**14'8" x 10'7" (4.49m x 3.25m) approx.**

Fitted wall and base units. Tiled above the work tops. Radiator. Vinyl floor covering. Fridge freezer, washing machine, dishwasher, tumble dryer and range cooker included. Rear door out.

### **LOUNGE/DINER**

**20'5" x 10'10" (6.23m x 3.31m) approx.**

Feature fireplace with electric fire inset. French doors to the rear and window to the front. Laminate flooring. Radiator.

### **LANDING**

Carpeted stairs to the landing. Loft access hatch. Carpeted. Radiator.

### **SHOWER ROOM**

**7'11" x 5'6" (2.43m x 1.68m) approx.**

White suite with corner shower cubicle with electric shower. Tiled walls and floor. Heated towel rail. Extractor fan. Window to the rear of the property.

### **BEDROOM ONE**

**14' x 8'8" (4.27m x 2.64m) approx.**

Double bedroom with window to the rear of the property. Laminate flooring. Radiator.

### **BEDROOM TWO**

**12'5" x 11'6" (3.78m x 3.50m) approx.**

Double bedroom with window to the front of the property. Built in shelved cupboard. Carpeted. Radiator.

### **BEDROOM THREE**

**8'3" x 8'2" (2.51m x 2.50m) approx.**

Single bedroom with window to the front of the property. Built in wardrobe. Radiator. Carpeted.

### **FRONT GARDEN**

Fully enclosed and laid to gravel with an off street parking space. Decking.

### **REAR GARDEN**

Fully enclosed. Garden shed. Decking. Laid to gravel.

### **PRICE**

Offers over £120,000

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a band A.

### **VIEWING**

By arrangement with the selling agents only.

### **OFFERS**

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES ESTATE & LETTING AGENTS LTD.** :-

16a High Street, Alness,  
Ross-shire, IV17 0PS.  
Telephone:- 01349 884411  
E-mail:- [mail@hannah-homes.co.uk](mailto:mail@hannah-homes.co.uk)  
Website:- [www.hannah-homes.co.uk](http://www.hannah-homes.co.uk)

Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

**HANNAH HOMES** give notice that these particulars, including measurements and prices, are for the guidance of intending purchasers only and, whilst given in good faith, their, accuracy is not warranted or guaranteed. Intending purchasers should not rely on them, but satisfy themselves by inspection or otherwise as to their correctness. These particulars do not constitute or form part of an offer or contract. The Vendor is not obliged to accept the highest, or any offer. The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order.



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